

## **Planning Commission**

### **Minutes**

**January 26, 2011**

**Council Chambers, 715 Princess Anne St.  
City of Fredericksburg**

#### **Members Present**

Roy McAfee, Chair  
Edward Whalen, III  
Ricardo Rigual  
Berkley Mitchell  
Susan Spears

#### **Members Absent**

Dr. Roy Gratz  
Shawn Lawrence

#### **Staff**

Erik Nelson

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#### **1. CALL TO ORDER**

Chairman Roy McAfee called the January 26, 2011 Planning Commission meeting to order at 4:00 p.m. He noted that the meeting was not a public hearing.

#### **2. PLEDGE OF ALLEGIANCE**

Chairman McAfee led the Commission in a heartfelt pledge of allegiance.

#### **3. ADOPTION OF MINUTES**

Upon a motion made (Rigual) and duly seconded (Spears), the minutes of the January 12, 2011 meeting were approved as submitted.

#### **UNFINISHED BUSINESS ACTION ITEM**

- 4. SE 2011-02: Humanities Foundation** – Special Exception request to amend a previously approved special exception permit to construct 60 apartment units for persons aged 55 years and older. The applicant sought to amend the conditions of the previously approved permit in order to use an alternate funding mechanism and a modified development plan. The vacant property is not addressed, but is located approximately 100 feet east of the intersection of Weston Lane and Fall Hill Avenue. The property is zoned C-T, Commercial-Transitional and is designated as Medium Density Residential on the Land Use Map contained within the City's adopted Comprehensive Plan.

Mr. Nelson reviewed additional information that had been provided in response to the Planning Commission's questions and concerns, expressed at the January 12 public hearing. The applicant had done additional research related to parking for these types of developments and had added additional spaces to alleviate concerns. Staff noted that the proposed parking exceeded what is required by the City's zoning ordinance. Staff also responded to concerns about insufficient units for handicapped individuals by noting that while only 5% of the units were adapted to individuals with disabilities, as required by VHDA, every unit was adaptable to accommodate such individuals, which would allow persons to age in place.

There were no comments or questions from the Commission.

Upon a motion made (Rigual) and duly seconded (Whalen), the Commission voted to recommend approval of amending the previously approved Special Exception, as specified on submitted documentation. Motion carried unanimously.

### **OTHER BUSINESS**

#### **5. Planning Commissioner Comments**

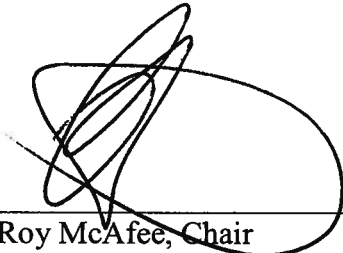
Mr. McAfee thanked members of the Commission for participating in the work session with City Council, on January 25<sup>th</sup>.

#### **6. Planning Director Comments**

Mr. Nelson noted that the work session on cluster subdivisions would be rescheduled.

### **ADJOURNMENT**

Meeting adjourned at 4:05 p.m.

  
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Roy McAfee, Chair